

SECTION 11. REGULATIONS FOR "R-5" MULTIPLE FAMILY RESIDENTIAL DISTRICT

Subd. 1. Permitted Uses.

- A. All permitted uses as allowed in an "R-4" District.
- B. Multiple family dwellings.

Subd. 2. Permitted Accessory Uses.

- A. All accessory uses as allowed in an "R-4" District.

Subd. 3. Conditional Uses. The following are conditional uses in an "R-5" District; requires a Conditional Use Permit based upon procedures set forth in this ordinance; and shall be reviewed on an annual basis. Such review shall occur prior to the second Council meeting in June.

- A. All conditional uses subject to the same conditions as allowed in the "R1" District and shall be reviewed on an annual basis except that "boarding or renting of rooms to not more than one person" and "accessory dwelling units" do not apply.

Subd. 4. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an "R-5" District subject to additional requirements, exceptions, and modifications set forth in this Ordinance.

- A. Lot Area: 20,000 square feet
- B. Lot Width: 100 feet at the front setback line
- C. Setbacks:
 - 1. Front Yards: Not less than 35 feet
 - 2. Side Yards:
 - a. Interior lots: not less than 25 feet
 - b. Corner lots: not less than 25 feet on the interior side, nor less than 35 feet on the street side.
 - 3. Rear Yards: not less than 25 feet
 - 4. Each multiple family dwelling site shall contain at least 500 square feet of usable open space for each dwelling unit.

Subd. 5. Building Regulations.

- A. Floor Space Requirements. The minimum required areas of floor space as measured from the inside walls shall be as follows:

Apartment Type

Efficiency	650 sq. feet
1 bedroom	650 sq. feet
2 bedroom	800 sq. feet
Added bedroom	175 sq. feet

- B. Off Street Parking. There shall be two parking spaces per dwelling unit. A 90 degree parking space shall be an area 8.5 feet by 18 feet. All parking areas and driveways shall be surfaced with bituminous concrete no less than two inches thick, or of portland cement concrete at least four inches thick. All parking areas shall be bounded by curbs. Curbs shall be of portland cement at least 6" in height. The parking area shall not be closer than 10 feet from any property line nor 20 feet from any public road right of way. All multiple family residential buildings shall contain attached garages and/or underground parking of a size to accommodate two parking spaces per dwelling unit within the building, of which one space shall be completely enclosed. Additional spaces for visitor parking shall be provided based on the specific type of multiple family residential use and the anticipated demand for visitor spaces as determined by the City.
- C. Height. No structure shall exceed 35 feet in height above grade.
- D. Density. The maximum density shall be ten (10) dwelling units per acre.
- E. Trash Debris and Garbage. No trash, debris, garbage, or garbage cans shall be exposed in "R-5" zones. The above items shall be stored in a totally enclosed building constructed of masonry floor and walls or equivalent construction. The structure shall include a roof. The entire structure shall be insect vermin proof. No incineration of any kind shall be permitted.
- F. Construction. The facing shall be entirely of brick, stone, curtain wall or approved weather resistant siding materials. Panel construction must be approved by the City Council. Stucco shall be allowed with the following specification only: Steel wire lath underpin, two coat portland cement application; Finish coat shall be a one-two-three mix (sand, cement, water). Sheet corrugation material of steel, aluminum, iron or asbestos shall not be permitted. No cement blocks shall be left exposed in exterior finish. Precast or cast in place concrete shall be painted.
- G. Sound Proofing. Party and corridor partitions and floor systems shall be a type rated by a laboratory that is regularly engaged in sound testing as capable of accomplishing an average sound transmission loss (using a 9 frequency test) of not less than 50 decibels. Door systems between corridors and dwelling units shall be solid core construction and include gaskets and closure plates. Room

- relationships, hallway designs, door and window placements and plumbing and ventilating installations shall be such that they assist in the control of sound transmission from unit to unit. All party and corridor partitions shall be six inch with offset studding. All corridors including stairways shall be padded and carpeted. Padding and carpeting is not necessary in corridors not serving units.
- H. Storage Space. The storage space to be provided per dwelling unit shall be 500 cubic feet minimum. This storage space is to be in addition to storage and closet space contained in the unit proper.
 - I. Antennas. All multiple dwellings must provide for a single central antenna. No individual antennas shall be permitted.
 - J. Utilities. All new installation of public utilities in the development shall be underground.
 - K. Architectural Control. The building plan, including the site plan, for a multiple dwelling or dwellings in "R-5" Zones, shall be certified by an Architect registered in the State of Minnesota. The building shall be designed to fit the site, be harmonious with the neighboring buildings' topography and natural surroundings, and be in accordance with the purposes and objectives of the Zoning Ordinance. This requirement shall not prohibit the preparation of the site plan by a professional site planner. No building permit or Conditional Use Permit shall be issued until the certification is provided.
- Subd. 6. Spirit of this Ordinance. It is the spirit of this Ordinance to encourage the building of structures that enhance the general surroundings, through quality, beauty, value and to protect the investor and tenant alike. Specific materials and methods for building in this Ordinance are by necessity restrictive. It is not the intent of this Ordinance to prohibit methods or the use of materials which improve the structure.